



S Y B A R I S

P R E M I U M V I L L A S

TECHNICAL SPECIFICATIONS

THE HOMES

External walls and Facade

▼ Comfort

External facade consisting of a double cavity wall with vibrated concrete, acoustic and thermal insulation with mineral wool fibre and internal walls with double sheets of laminated gypsum plasterboard.

Outdoor joinery consisting of anodized aluminium windows (Cortizo or similar). Stadip- and Climalit-type safety glazing depending on the kind of window.

Roofs with thermal insulation, reinforced with a rigid foam layer of extruded polystyrene

Bituminous waterproofing on roofs with a layer of elastomeric bitumen coated with a bituminous emulsion, in accordance to European legislation.

Impact sound insulation under floors with expanded polyethylene roll.

▼ Finishes

High-quality facade finishes with a screed base coat and white cement mortar finish, painted with high-quality paint.

Decorative medium-sized gravel made of local lava rock on the roof.

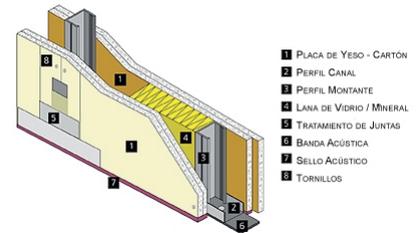
Las divisiones y acabados interiores

▼ Comfort

Partition walls with laminated gypsum plasterboard and acoustic insulation with mineral wool fibre, consisting of a structure of galvanized steel sheets, four plates 12.5 mm thick – two screwed on each side – forming a partition wall that has a total width of 98 mm.

Interior doors with smooth lacquered finish.

Bedroom wardrobes with drawers, shelves and clothes rail; oak melamine finishes and hinged doors with smooth lacquered finish



▼ Finishes

Suspended ceilings with laminated gypsum plasterboard in dining-living area, corridors, kitchen, bathrooms/toilets and bedrooms.

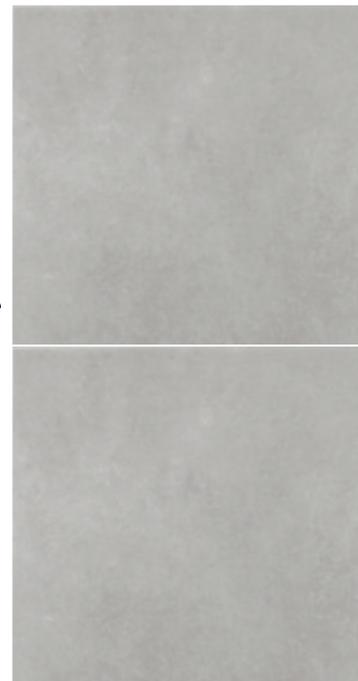
Garage ceiling with sprayed plaster finish.

Interior finish with top-quality white paint.

Top-quality ceramic wall tiles in bathrooms, according to architect's design

Top-quality porcelain floor tiles

Reinforced concrete flooring in the basement, using a concrete mix with glass fibre.



Los interiores de las Villas

▼ Comfort

Rooms and spaces sized in accordance to current liveability legislation.

Built-in glass balustrades on terraces using Stadip-type double safety glass with polished edges.

Access to outdoor areas and house with master keys.

Kitchen

Fully furnished kitchens equipped with electrical appliances. Glass-ceramic hob, oven, refrigerator, dishwasher, extractor hood and microwave. Even sink and taps

Fixed glass panels in the shower area with Stadip-type frameless safety glass, depending on plans and detail

Fire blanket for the kitchen.

In the kitchen, cold water connection point for the refrigerator.

Installations

Pre-installation of a water softener appliance for the mains water supply.

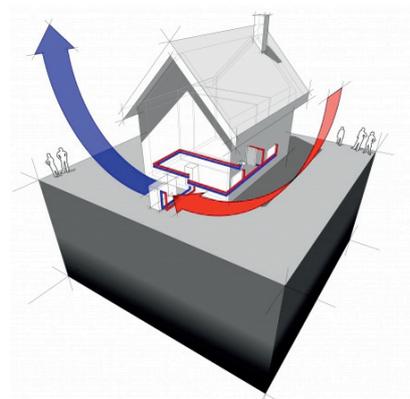
Domestic hot water production supported by sustainable heat pump system.

Support for the Domestic hot water production supported by sustainable heat pump system

Wet rooms protected with an independent stopcock.

Hot and cold water distributed from collectors using pipework with thermally-fused welded joints

Mechanical ventilation throughout the house (mechanically controlled ventilation)



• Telecommunications

Wi-Fi connection in the house and garden.

Full installation of telephone lines, making it possible to hire the services of any phone operator in the area.

Television sockets in living room, kitchen and all the bedrooms.

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Full installation for terrestrial and digital television with a shared satellite dish. The client must simply hire the service and install the individual equipment in the house.

Internet connection in all the rooms except bathrooms and toilets.

Installation of the infrastructure for access to cable telecommunication services.

• Electricity and lighting:

Electrical installation in accordance with European legislation, with all the necessary circuits, trip switches and distribution boards for a high-intensity electrical installation.

White Schneider Elegance mechanisms or similar.

Built-in lights in the ceiling throughout the house.



- Climate control:

Climate control system throughout the house, except in basement.

With independent interior units in each room.

Air conditioning device with compact design and Split-type system, wall-mounted in living room, kitchen and bedrooms, for heating and cooling.

Bathrooms:

Top-brand shower set with chrome finish, consisting of a headshower with rainfall spray pattern, a handshower and bath shower mixer tap.

Top-quality sanitaryware.

Vitreous china wall-hung WC with concealed cistern and soft-closing seat and cover.

High-quality sink mixer taps with chrome finish according to architect desing

Top-brand wash basins.

Bathroom accessories, consisting of towel rail, hangers, toilet roll holder and toilet brush.

Exterior areas

▼ Comfort

Basalt masonry walls between plots following the architect's design.

Metal gate made with painted sheet metal for pedestrian access to the plot.

Outdoor access to the plot by electric doorman.

Sectional garage door with remote control.

Set of steps with porcelain treads and risers.

Outdoor garden lighting with LED lights.



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